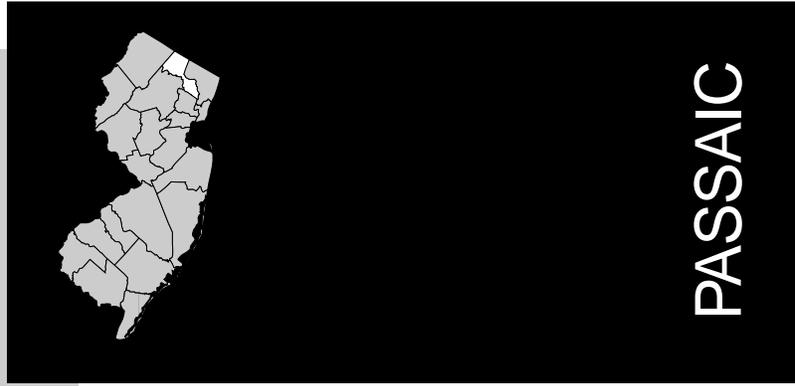


Passaic County



PASSAIC

Passaic County Index of Sites

Site Name	Page #
A-Z Automotive Repair Center	255
G J Redner Incorporated	256
Oak Ridge Road Ground Water Contamination	257
Old Rifle Camp Road Ground Water Contamination	258
Paperboard Specialties, Inc.	259
Pratt Gabriel	260

A-Z Automotive Repair Center

1692 Union Valley Road

West Milford Township

Passaic County

BLOCK: 7104 **LOT:** 1

CATEGORY: Non-Superfund
State Lead, IEC

TYPE OF FACILITY: Gasoline Service Station
OPERATION STATUS: Inactive

PROPERTY SIZE: 0.5 Acre

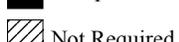
SURROUNDING LAND USE: Residential/Undeveloped

MEDIA AFFECTED	CONTAMINANTS	STATUS
Ground Water	Volatile Organic Compounds	Treating
Potable Water	Volatile Organic Compounds	Treating
Soil	Volatile Organic Compounds	Treating
Structures	Gasoline Vapors	Venting

FUNDING SOURCES	AMOUNT AUTHORIZED
Spill Fund	\$2,301,000
1986 Bond Fund	\$329,000
General State Fund	\$431,000
Corporate Business Tax	\$1,024,000

SITE DESCRIPTION/RESOLUTION OF ENVIRONMENTAL CONCERNS:

In 1989, underground storage tanks at this former service station were determined to be leaking gasoline into the ground water. The ground water plume from the site contaminated 18 private potable wells in the area and caused gasoline vapors to seep into several nearby homes. In 1990, the gasoline supplier for the service station removed the underground storage tanks, installed a ground water treatment system and a soil venting system at the site, provided Point-of-Entry Treatment (POET) systems for residents with contaminated private wells and installed a soil vapor recovery system to prevent gasoline vapors from entering homes. NJDEP's Division of Publicly Funded Site Remediation assumed responsibility for the site in 1991 after the gasoline supply company claimed that it was no longer able to finance the cleanup or maintain the various remedial systems. NJDEP modified the original ground water treatment system to increase hydraulic control of the contaminant plume, made improvements to the on-site soil venting system and removed a previously unidentified underground storage tank. Operation and maintenance (O&M) of the ground water treatment system and soil venting system are underway. NJDEP continues to sample private potable wells and monitor wells in the area to monitor the extent of the ground water plume.

PROJECT NAME	RI/RAS	DESIGN	CONSTR	O&M	
Tank Removal					 Planned
Performance Evaluation					 Underway
Sitewide					 Completed
		 Not Required			

G J Redner Incorporated

83, 87, 95 & 97 Ringwood Avenue

Wanaque Borough

Passaic County

BLOCK: 108 **LOT:** 1, 8 & 11.02
204 1.01 & 3

CATEGORY: Non-Superfund
State Lead

TYPE OF FACILITY: Waste and Sewage Disposal
OPERATION STATUS: Inactive

PROPERTY SIZE: 71.5 Acres (total)

SURROUNDING LAND USE: Residential

MEDIA AFFECTED	CONTAMINANTS	STATUS
Soil	Volatile Organic Compounds Petroleum Hydrocarbons Metals	Investigating
Ground Water	Volatile Organic Compounds Petroleum Hydrocarbons Metals	Investigating
Surface Water	Thallium	Investigating

FUNDING SOURCES	AMOUNT AUTHORIZED
Corporate Business Tax	\$760,000

SITE DESCRIPTION/RESOLUTION OF ENVIRONMENTAL CONCERNS:

This site consists of several properties located near the Wanaque Drinking Water Reservoir. G.J. Redner Incorporated operated a waste hauling, septic tank installation and septic system repair business at the 97 Ringwood Avenue property for approximately 50 years, until the mid-1990s. During this time, sewage wastes collected from several generators were allegedly disposed in trenches that were excavated on the 97 Ringwood Avenue property, three nearby privately owned properties, and an adjacent property owned by the North Jersey District Water Supply Commission. A variety of other hazardous substances, including methyl-ethyl ketone, chloroform, toluene, waste oils and magnesium powder were also allegedly discharged or contained in materials used as fill at the properties. The areas of concern are spread across ten to fifteen acres of the overall site, which encompasses approximately 71 acres. The findings of a preliminary investigation conducted by NJDEP in 1994 indicated the soil was contaminated with organic compounds and metals and a wetlands area was contaminated with thallium. NJDEP directed the Potentially Responsible Parties to investigate and remediate the contamination but they did not comply. NJDEP's Division of Publicly Funded Site Remediation began a Remedial Investigation and Remedial Alternatives Selection (RI/RAS) in 2000 to determine the nature and extent of the contamination in the soil, ground water and surface water and evaluate cleanup options. The soil and water sampling phase of the RI was begun in 2001.

PROJECT NAME	RI/RAS	DESIGN	CONSTR	O&M	
Sitewide					<div style="display: flex; flex-direction: column; gap: 5px;"> <div style="display: flex; align-items: center;"> Planned</div> <div style="display: flex; align-items: center;"> Underway</div> <div style="display: flex; align-items: center;"> Completed</div> <div style="display: flex; align-items: center;"> Not Required</div> </div>

Oak Ridge Road Ground Water Contamination

Oak Ridge Road

West Milford Township

Passaic County

BLOCK: Various **LOT:** Various

CATEGORY: Non-Superfund
State Lead, IEC

TYPE OF FACILITY: Not Applicable
OPERATION STATUS: Not Applicable

PROPERTY SIZE: Not Applicable

SURROUNDING LAND USE: Residential/Commercial

MEDIA AFFECTED

CONTAMINANTS

STATUS

Ground Water

Tetrachloroethylene
Trichloroethylene

Confirmed

Potable Water

Tetrachloroethylene
Trichloroethylene

Treating

FUNDING SOURCES

AMOUNT AUTHORIZED

Corporate Business Tax

\$35,000

SITE DESCRIPTION/RESOLUTION OF ENVIRONMENTAL CONCERNS:

Ground water contamination was discovered in this area in 1996, when sampling of a private well at a local industry revealed the presence of the chlorinated volatile organic compounds trichloroethylene (TCE) and tetrachloroethylene (also known as perchloroethylene, or PCE) at levels exceeding New Jersey Drinking Water Standards. These compounds were also detected in a private well at a nearby commercial facility in 1998. The source of the contamination is unknown. Subsequent sampling of private wells at nearby properties by the Passaic County Health Department did not identify any additional wells that were contaminated above Drinking Water Standards. NJDEP installed Point-of-Entry Treatment (POET) systems on the wells at the affected establishments as an interim measure to provide potable water for the occupants. NJDEP's Division of Publicly Funded Site Remediation began a Remedial Investigation and Remedial Alternatives Selection (RI/RAS) in 1999 to determine the extent of the ground water contamination and evaluate long term water supply alternatives for the area. Additional investigative work is planned to identify possible sources of the ground water contamination at this site.

PROJECT NAME	RI/RAS	DESIGN	CONSTR	O&M
Receptor Control (POETS)				

Planned
 Underway
 Completed
 Not Required

Old Rifle Camp Road Ground Water Contamination

Old Rifle Camp Road & Oak Ridge Road

West Paterson Borough **Passaic County**

BLOCK: Various **LOT:** Various

CATEGORY: Non-Superfund
State Lead, IEC

TYPE OF FACILITY: Not Applicable
OPERATION STATUS: Not Applicable

PROPERTY SIZE: Not Applicable

SURROUNDING LAND USE: Residential

MEDIA AFFECTED	CONTAMINANTS	STATUS
Ground Water	Volatile Organic Compounds	Delineating
Potable Water	Volatile Organic Compounds	Treating

FUNDING SOURCES
Corporate Business Tax

AMOUNT AUTHORIZED
\$290,000

SITE DESCRIPTION/RESOLUTION OF ENVIRONMENTAL CONCERNS:

Sampling conducted by the Passaic County Health Department in 1997 identified ten private potable wells in this area that were contaminated with volatile organic compounds above New Jersey Drinking Water Standards. In the Old Rifle Camp Road area, tetrachloroethylene (also known as perchloroethylene, or PCE) was detected in six wells, and in the Oak Ridge Road area benzene was detected in two wells and carbon tetrachloride was found in two other wells. NJDEP installed Point-of-Entry Treatment (POET) systems on the ten contaminated wells as an interim measure to provide potable water for the residents. NJDEP's Division of Publicly Funded Site Remediation subsequently delineated the Currently Known Extent (CKE) of the potable well contamination and completed a water supply alternatives analysis that concluded the most cost-effective long-term remedy was the continued use of POET systems at the affected homes; however, the Borough of West Paterson opted to install water lines to the area instead. NJDEP agreed to help pay for the water lines by providing the Borough with funds equal to the cost of monitoring and maintaining the POETS for 20 years. Extension of water lines to properties in the CKE is underway and expected to be completed in 2002. NJDEP is periodically sampling other private potable wells in the area to monitor the ground water quality. Additional investigative work is planned to identify possible sources of the ground water contamination at this site.

PROJECT NAME	RI/RAS	DESIGN	CONSTR	O&M	
Receptor Control (POETS)					Planned
Receptor Control (Water Line)					Underway
					Completed
					Not Required

Paperboard Specialties, Inc.

177- 302 3rd Avenue

Paterson City

Passaic County

BLOCK: CO454 **LOT:** 2
 CO455 1
 CO428 1
 CO429 1

CATEGORY: Non-Superfund
 State Lead

TYPE OF FACILITY: Paper Products Manufacturing
OPERATION STATUS: Inactive

PROPERTY SIZE: 1.8 Acres

SURROUNDING LAND USE: Commercial

MEDIA AFFECTED	CONTAMINANTS	STATUS
Ground Water	Volatile Organic Compounds	Delineating
Soil	Volatile Organic Compounds	Delineating

FUNDING SOURCES	AMOUNT AUTHORIZED
Spill Fund	\$500,000
Corporate Business Tax	\$411,000

SITE DESCRIPTION/RESOLUTION OF ENVIRONMENTAL CONCERNS:

Paper products were manufactured at this facility for approximately 90 years, beginning in the early 1900s. The facility changed ownership in 1985, which resulted in a mandated environmental investigation under the Environmental Cleanup Responsibility Act (ECRA, now known as the Industrial Site Recovery Act). Paperboard Specialties, Inc. purchased the facility in 1989 and assumed responsibility for compliance with ECRA requirements, but went out of business due to bankruptcy in 1992. A variety of hazardous conditions existed at the site at the time operations ceased. Explosive materials, leaking transformers and containers of chemicals were present within the process building. Drums containing potentially hazardous materials were being stored both inside and outside of the building. An underground storage tank located underneath the building contained 30,000 gallons of fuel oil contaminated with polychlorinated biphenyls (PCBs). In addition, lubricating oil, gasoline and fuel oil from leaking underground storage tanks had contaminated the subsurface soil and ground water. A Responsible Party for the site subsequently removed the leaking underground storage tanks under the supervision of NJDEP.

In 1994, NJDEP's Division of Publicly Funded Site Remediation began a Remedial Investigation and Remedial Action Selection (RI/RAS) to determine the nature and extent of the contamination in the soil and ground water and evaluate remedial alternatives. The soil and ground water sampling phase of the RI/RAS is underway. NJDEP plans to decommission the underground storage tank located underneath the building and remove drums and other surface materials in 2002. The Responsible Party has reimbursed the State of New Jersey \$534,000 for remedial work conducted at the site.

PROJECT NAME	RI/RAS	DESIGN	CONSTR	O&M	
Surface, Drum & UST Removal					
Ground Water, Product & Soil Remediation					

Planned

Underway

Completed

Not Required

Pratt Gabriel
204 21st Avenue

Paterson City

Passaic County

BLOCK: K1202 **LOT:** 3

CATEGORY: Non-Superfund
 State Lead

TYPE OF FACILITY: Chemical Manufacturer
OPERATION STATUS: Inactive

PROPERTY SIZE: 0.4 Acre

SURROUNDING LAND USE: Residential/Industrial/Commercial

MEDIA AFFECTED	CONTAMINANTS	STATUS
Ground Water	Pesticides Polychlorinated Biphenyls (PCBs) Metals	Potential
Soil	Pesticides Polychlorinated Biphenyls (PCBs) Metals Chlorinated Dioxins/Furans	Investigating
Building Interior	Pesticides Metals	Investigating

FUNDING SOURCES	AMOUNT AUTHORIZED
1981 Bond Fund	\$35,000

SITE DESCRIPTION/RESOLUTION OF ENVIRONMENTAL CONCERNS:

The B.G. Pratt Company and the B.G. Pratt Division of Gabriel Chemical manufactured herbicides, pesticides and fertilizers at this site between 1965 and 1977. Miller Chemical and Fertilizer Corporation conducted similar operations at the facility between 1978 and 1980. The property was purchased by another company in 1981, which subsequently leased the property to a circuit board assembly shop. The site consists of a two-story building that covers most of the lot, two loading docks and a small (90 feet by 40 feet) yard area located in the back of the property.

In the early 1980s, NJDEP identified the former Pratt Gabriel site as potentially contaminated with dioxin (also known as tetrachlorodibenzo-p-dioxin, or TCDD) based on its past operations. Sampling conducted by NJDEP in 1985 indicated that dioxin, other types of pesticides and polychlorinated biphenyls (PCBs) were present in the soil in the yard area and inside a small shed adjoining the yard. Pesticides other than dioxin were also detected in chip and wipe samples collected from the interior of the main building. NJDEP covered the contaminated soil in the yard area with a tarp and posted warning signs on the fence surrounding the site. In 1986, the property owner demolished a small shed in the yard area, buried the rubble and contaminated soils and paved the entire yard area for use as a parking lot. NJDEP directed the Potentially Responsible Parties to investigate and remediate the contamination throughout the site but they did not comply.

NJDEP's Division of Publicly Funded Site Remediation is preparing to conduct a Remedial Investigation (RI) to determine the nature and extent of the contamination at the site. NJDEP is attempting to obtain access to the property to collect samples of the soil, ground water and building interior. If the RI confirms that the site is contaminated, a Remedial Action Selection (RAS) will be conducted to identify cleanup alternatives.

PROJECT NAME	RI/RAS	DESIGN	CONSTR	O&M	
Sitewide					<div style="display: flex; flex-direction: column; gap: 5px;"> <div style="display: flex; align-items: center;">Planned</div> <div style="display: flex; align-items: center;">Underway</div> <div style="display: flex; align-items: center;">Completed</div> <div style="display: flex; align-items: center;">Not Required</div> </div>